

003.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,176,100 / 1,176,100

USE VALUE: 1,176,100 / 1,176,100

ASSESSED: 1,176,100 / 1,176,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LACOURT FOUNDATION LLC
Owner 2:	
Owner 3:	

Street 1: 30 COLLEGE AVE

Street 2:

Twn/City: SOMERVILLE

St/Prov: MA Cntry: Own Occ: N

Postal: 02144 Type:

PREVIOUS OWNER

Owner 1: NORIAN RICHARD V & SETA -

Owner 2: -

Street 1: 75 MAPLE STREET

Twn/City: LEXINGTON

St/Prov: MA Cntry:

Postal: 02420

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 4612 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5500		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					421,201						421,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	5500.000	751,600	3,300	421,200	1,176,100		2678
							GIS Ref
							GIS Ref
							Insp Date
							08/20/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	2678
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	751,300	3300	5,500.	421,200	1,175,800	1,175,800	Year End Roll	12/18/2019
2019	105	FV	546,800	3300	5,500.	447,500	997,600	997,600	Year End Roll	1/3/2019
2018	105	FV	528,000	3300	5,500.	326,400	857,700	857,700	Year End Roll	12/20/2017
2017	105	FV	496,600	3300	5,500.	284,300	784,200	784,200	Year End Roll	1/3/2017
2016	105	FV	429,800	3300	5,500.	242,200	675,300	675,300	Year End	1/4/2016
2015	105	FV	384,900	3300	5,500.	236,900	625,100	625,100	Year End Roll	12/11/2014
2014	105	FV	384,900	3300	5,500.	194,800	583,000	583,000	Year End Roll	12/16/2013
2013	105	FV	399,800	3300	5,500.	185,300	588,400	588,400		12/13/2012

Parcel ID 003.0-0003-0001.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NORIAN RICHARD	1470-120		5/8/2015		925,000	No	No		
	951-161		11/1/1981		90,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2015	892	Renovate	16,000		7/7/2015			Renovate 1 kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS&NOTICE	CC	Chris C
6/29/2016	Sales Review	PT	Paul T
5/14/2009	Measured	372	PATRIOT
4/15/2000	Missed Appt.	270	PATRIOT
2/25/2000	Missed Appt.	276	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	267	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

